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01/15/01 27 001 Page 1 of 3
2001-10-10 14:01:40
Cook County Recorder 25.50



WARRANTY DEED

THE GRANTORS

MICHAEL G. KANAVOS, married to
JANELLE HUNT

of the City of Chicago
County of Cook State of
Illinois for and in
consideration of Ten (\$10.00)
and no/100- DOLLARS, and other good & valuable considerations in hand paid,

CONVEY and WARRANT to DAVID KRUEGER of 2835 N. Racine, Chicago,
Illinois 60657
(Names and Address of Grantees)

the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

PERMANENT INDEX NO. 14-19-205-040-1033

SUBJECT TO: General real estate taxes not due and payable at time of
closing, covenants, conditions and restrictions of record, building lines
and easements, zoning laws and ordinances, special assessments confined
after this Contract date, drainage ditches, feeders, laterals and drain
tile, pipe or other conduit, if any, so long as they do not interfere with
the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the
Homestead exemption Laws of the State of Illinois. TO HAVE AND TO HOLD
said premises forever.

Dated this 28th day of August 2001

[Signature]
MICHAEL G. KANAVOS (SEAL)

[Signature]
JANELLE HUNT (SEAL)

ATGF, INC.

1214466
10:3

Property of Cook County Clerk's Office

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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said county, in the State aforesaid,
DO HEREBY CERTIFY THAT

MICHAEL G. KANAVOS married to JANELLE HUNT

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official, this 28 day of August 2001.

Commission expires _____

Barbara J. Seaman
OFFICIAL SEAL
BARBARA J. SEAMAN
NOTARY PUBLIC
STATE OF ILLINOIS
COMMISSION EXPIRES: 04/29/02

This instrument was prepared by BORLA, NORTH & ASSOCIATES, P.C.
6912 S. Main St., Downers Grove, IL 60516

Mail to:
Borla, North & Assoc.
6912 S. Main, Ste. 200
Downers Grove, IL 60516

Address of property:
1733 W. Irving Park Rd., #213
Chicago, IL 60613

Mail tax bill to:
David Krueger
1733 W. Irving Park Rd., #213
Chicago, IL 60613

RECORDER'S OFFICE BOX NO. _____

STATE TAX
STATE OF ILLINOIS
OCT.-2.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000024564

REAL ESTATE TRANSFER TAX
00244.00
FP326652

CITY TAX
CITY OF CHICAGO
OCT.-2.01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019558

REAL ESTATE TRANSFER TAX
00900.00
FP326650

COUNTY TAX
COOK COUNTY
OCT.-2.01
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000024462

REAL ESTATE TRANSFER TAX
00122.00
FP326665

CITY TAX
CITY OF CHICAGO
OCT.-2.01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019559

REAL ESTATE TRANSFER TAX
00930.00
FP326650

PARCEL 1:

UNIT NO. 213 IN THE POST CARD PLACE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PARCEL A: LOTS 1 THROUGH 10, IN BLOCK 2 IN BUECHNER'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS. PARCEL B: THE WESTERLY 35 FEET OF LOT 44 IN THE SUBDIVISION OF BLOCK 2 IN H.C. BUECHNER'S SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY COLE TAYLOR BANK, AS SUCCESSOR TRUSTEE TO HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER A TRUST AGREEMENT DATED MAY 26, 1988 AND KNOWN AS TRUST NO. 94163 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 96948549, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 47 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION.

Permanent Index Number:

14-19-205-040-1038

Property Address:

1733 W. Irvine Park Road, #213, Chicago, Illinois 60613

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